

Belle Vue Court,Stockton-On-Tees TS20 2EJ

manners & harrison

welcome to

Belle Vue Court, Stockton-On-Tees

OPEN HOUSE - 25TH APRIL - BY APPOINTMENT ONLY!

A fantastic opportunity to acquire this ground floor one-bedroom flat, ideal for first-time buyers or investors. Offering great potential, the property requires modernisation, allowing buyers to add value and personalise to their taste.

Entrance Hall
Access to lounge

Lounge
13' 4" max x 9' 8" max (4.06m max x 2.95m max)
Gas fireplace

Kitchen
10' 4" x 8' (3.15m x 2.44m)
Window to rear, door to rear, recess for oven, sink with drainer

Bedroom 1
9' 7" x 13' 6" (2.92m x 4.11m)
Window to rear

Bathroom
Low level WC, bath, window to front, wash hand basin, cupboard housing water heater





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welcome to

Belle Vue Court, Stockton-On-Tees

- GROUND FLOOR FLAT
- IDEAL FOR WIDE RANGE OF BUYERS
- CLOSE TO LOCAL AMENITIES
- ON-STREET PARKING
- INVESTMENT OPPORTUNITY

Tenure: Leasehold EPC Rating: Awaited
Council Tax Band: A Service Charge: 800.00
Ground Rent: 800.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£25,000



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The Property Ombudsman

Property Ref:
STO116002 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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